



**183 Savanna Parade NE
Calgary, Alberta**

MLS # A2303978



\$599,900

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|------------------|--|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,416 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (| | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Pie Shaped Lot | | |

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| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Quartz Counters, Storage | | |

Inclusions: hot tub, wooden furniture in backyard, Kitchen barstools,

Welcome to Savanna Parade! This particular close wraps around a large park right out front, making this a fantastic location for families. The park also allows for a great amount of extra parking when you're entertaining or having family gatherings. This very well appointed, fully developed home offers almost 2200 sqft of living space across three levels — and checks every box for families, entertainers, and hobbyists alike. Step inside to a bright and airy great room where oversized windows flood the main floor with natural light. The space flows effortlessly into a cook's kitchen designed to impress, featuring an abundance of cabinetry to satisfy even the most dedicated home chef. Upstairs, you'll find three generously sized bedrooms, including a large primary retreat complete with a spa-inspired ensuite boasting a separate soaker tub and shower — a luxury typically reserved for much higher-end homes and a walk-in closet. Two additional spacious bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry round out this floor beautifully. The fully developed basement adds even more versatility with a large rec room, a 4th bedroom with egress window, and a full bathroom — perfect for guests, teens, or a home office. Back on the main level, the kitchen draws you naturally towards a large, custom built two-tiered deck overlooking a private backyard built for entertaining. Whether you're hosting a summer gathering or simply soaking up the sun, this outdoor space is truly second to none. The fully finished oversized 26.5' x 23' garage is loaded with extras, and the property features additional parking beside the garage as well as space in front of the overhead door. Thanks to the pie-shaped lot, the backyard also offers ample room for extra vehicle or trailer parking. The laneway is fully paved and has the benefit of a

large staging area to maneuver your vehicles to take advantage of this fantastic lot.

This one truly has it all — features, function, and a location that’s

hard to beat. Don’t miss your opportunity!